

Pacific View Planning Meeting - Agenda for July 18, 2022, at 10am via Zoom per Paul

A. Recap 2021-2022 Projects Status (Jim A and Paul T)

- a. Westside Column & Beam (C&B) project (south end stack of 3 units) – Waiting for contractor start, long lead time items believed to be secured. Approved and budgeted (~\$50,000).
- b. Roof access hatch near third floor elevator. Approved (~\$6,000)
- c. Patch roof for winter including chimney and scupper flashing and valley membrane. Cost is unknown at this time but targeted at less than \$10,000.
- d. Pool HVAC repairs status. Approved for < \$10,000.
- e. Septic tank pumping. Approved for ~ \$5,500.

B. Proposed 2022-2023 Projects (Jim A and Paul Tice)

- a. Westside C&B project (stack to be determined). Needs owner approval. Cost to be determined by current fiscal year actual but perhaps \$50,000.
- b. Eastside common deck Phase 4 with expanded deck repair. Needs owner approval. Current estimate is \$54,600.
- c. Roof repair to include valley membrane replacement plus additional flashing and refurbish of scupper and chimneys. Requires owner approval. Current estimate is \$97,000.
- d. TV & Data line completion. Needs owner approval. Current estimate is \$16,000 - \$18,000.

C. Financial Requirements for A and B above. (Jim T)

- a. Confirm that funding for Item A projects are within the PV budget.
- b. Offer guidance for funding Item B 2022-2023 projects.
 - i. Consider a special assessment.

D. Other New Business: (General discussion for recommendations)

- a. Owner responsibility for consequential damages to adjacent property. This would require revision of the Declarations.
 - i. Some items would require significant cost for owner to be informed as to condition such as tub and shower drains and overflow.
 - ii. Other items such as under-sink drains, water heaters and ice/water makers may reflect owner negligence.
 - iii. Plumbing issues that impact lower unit electrical wiring may require new lines to the circuit breaker box per current Code.
 - iv. The Association deductible is \$10,000.
- b. One owner is using a propane fire pit on their westside deck and Paul has an additional request for this appliance. I asked him to check with our insurance carrier for approval or not.

E. Old Business.

- a. Bylaws revision and review status. (Revision under Review.
- b. Reserve study status. (Waiting for Study)
- c. Website creation status. (A. Chisholm)
- d. Eastside uniformity consensus (4 of 5) per July 1, 2022, Rules & Regulations. (M. Weaver)
 - i. If the Board is serious about this some type of enforcement is necessary. Other associations have a graduated penalty fee for violations.